



Board Minutes
June 15, 2020

MEETING CALLED TO ORDER AT 6:11pm

Attendance

Liz Ersek, Ken Lorenz, Michelle Macy, Tish Dietrich
Sue Thomas and Gordon Penman representing ARC

Minutes

Motion by Ken and second by Michelle to accept minutes from May 19, 2020. Motion passed unanimously.

New Business

Treasurer – Financials for May not received yet. Michelle gave update on credits issues to her account for gate openers in error. Kelly has only found one out of \$115 that Michelle sent in. Liz reiterated a note in memo section in big letters. Michelle is not in receipt of reimbursement and is owed \$56 for envelopes.

Financials only show 2 phone numbers out of 4 that we know we have had in the past.

Receivables for annual dues compared to last year as of April and were on par. Kelly may not be caught up on receipts due to COVID.

Financials for April approved.

ARC –

Modular across from Habershaw's coming tomorrow.

203 Gardner point wants to add a shed. They were asked to set further off property line.

New construction on Riverwalk Drive (next to Mark and Darlene) is taking quite some time.

Liz's plumbing inspection passed. Next step is foundation slab and patio slab.

Two properties on Oak Point in construction are progressing well.

Homeowner (Virginia) at home that has been vacant at double stop signs will be moving back.

Cowne home sold.

Gate and Fobs:

Ken and Jerry to coordinate contact with AT&T to find phone lines to add long distance for main gate.

Liz to try to look at her records for old phone numbers/payments. Once found, we need to be able to add long distance.

For distribution of new gate FOB's collection dates will be arranged as the easiest way to manage.

Boat Committee – Ken provided update

Boat lot currently only 50% utilized.

Need to spread the word that residents are required to lean their own lots.

Gordon Penman requested move to larger spot in lot.

Michelle requested at 7x14 lot.

Ken did overcut and Brad did overspray.

Ken will do ride around community and request people not behind setback to place items in boat lot.

Liz to send letter indicating first-come, first-served for additional spots at no additional cost. First in/First out basis. Spots that are needed for future residents will be handled on an annual lottery basis.

We need to find a contractor to cut limbs within 4' along outside of boat lot.

We need to hinge the gate.

Maintenance – General and Beach

Beach lines are in. Plastic buoys are on delay and noodles were placed instead for now. We will order 200' of line and bobbers.

Request was made for Antal and Gordon to review stability of pavilion due to flooding and damage.

It was note that the gate needs pressure washing and painting. Gordon volunteered for pressure washing.

No tree has been planted near the weeping willow or by the boat dock.

4x4 posts needed with heavy rope near rip rap to keep residents from falling on rip rap.

Request was made to move dog waste container from present location to closer to boat ramp. We will re-address at future meeting and Gordon will move if we choose.

Railroad ties needed behind Pavillion. A committee for behind the Pavillion area was formed with members Ken, Gordon and Darryl. A request will also be made to Mark Thompson.

Board motioned by Tisha and seconded by Darryl for gate by the beach. All in favor. Board requested a look into costs for a separate gate for the beach area as well as placement ideas. Michelle will reach out to Tim for that information.

Road paving will be coming up within approximately 4 years. Gardner point may need complete redo. Board to make formal motion for increasing dues annually to prepare for additional costs.

Violations/Management Company

Under review. Will continue current violations process.

Gazebo/Cameras/Wireless

Dan installed dimmer switches.

Old Business

- Review needed of agreement with Hager property for \$1 per year- **Deferred**
- Deferred Olive Road until discussion with management company for legal counsel.
- Tish to get quote for electrical for pavilion for cameras

Future Meetings

Next Board Meeting to be held on Monday, July 13th at 6pm at the beach.

Motion to adjourn at 7:40pm pm by Tish with second from Ken. Motion passed unanimously.

Submitted by Tish Dietrich, Secretary

